

VICINITY MAP
NOT TO SCALE

NORTHGATE PLAZA FILING NO. 2

A REPLAT OF LOTS 1, 3, AND 4, NORTHGATE PLAZA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7

TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHGATE PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EXECUTIVE CUSTOM ENGINEERING, INC., A COLORADO COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOTS 1, 3, AND 4 OF "NORTHGATE PLAZA" AS RECORDED AT RECEPTION NO. 207712572 OF THE RECORDS OF EL PASO COUNTY, CITY OF COLORADO SPRINGS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 529,538 SQ. FEET, OR 12.157 ACRES, MORE OR LESS.

NOTICE OF INTENT TO OPEN:

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

1. THIS FINAL PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY COMPATIBILITY WITH ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B, C.R.S.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. **BASIS OF BEARINGS:** THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 AS PLATTED IN "NORTH GATE AT FLYING HORSE NO. 1", RECORDED UNDER RECEPTION NO. 205030128 IN THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A 3/4" BLM BRASS CAP STAMPED "S5-S6-S7-S8" AND AT THE EASTERLY END BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "W1/16 S5-S8 JR ENG. PLS 10376", ASSUMED TO BEAR S89°46'12"E A DISTANCE OF 1320.22 FEET.
6. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
7. **FLOODPLAIN STATEMENT:** THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 08041C0290F AND 08041C0295F, EFFECTIVE MARCH 17, 1997.
8. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY KUMAR AND ASSOCIATES, INC., DATED NOVEMBER 23, 2004. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUD 05-010 OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVENUE SUITE 301, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
9. THE SURFACE MAINTENANCE OF ALL PUBLIC EASEMENTS CREATED BY THIS PLAT IS THE SOLE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER.
10. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 207044873 OF THE RECORDS OF SAID EL PASO COUNTY (EXCEPT FOR DUAL EASEMENTS AS DEFINED IN 7.7.607 OF THE CITY CODE).
11. THE DEVELOPER OF THIS PLAT IS RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALK AND PEDESTRIAN RAMPS ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.
12. ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, AND MANEUVERING AND PARKING AREAS EXCEPT FOR PRIVATE LOADING AREAS WITHIN THIS PLATTED AREA SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT. ACCESS EASEMENTS FOR INGRESS, EGRESS, AND REGRESS EXIST BETWEEN LOTS 1, 2, 3, AND 4 OF "NORTHGATE PLAZA FILING NO. 2", AND LOTS 2 AND 5 OF "NORTHGATE PLAZA" SPECIFICALLY. VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE PROVIDED FOR AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP AND PLATTING ACTIONS.
13. TRACT A IS TO BE USED AS A DETENTION POND AND WILL BE OWNED AND MAINTAINED BY THE NORTHGATE PLAZA OWNERS ASSOCIATION.
14. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE OWNERS ASSOCIATION COVENANTS RECORDED AT RECEPTION NO. 208880493 IN THE RECORDS OF SAID EL PASO COUNTY.
15. NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM ANY LOT TO NORTH GATE BOULEVARD.
16. "THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT."
17. LAST FIELD INSPECTION OF THIS SITE WAS ON FEBRUARY 20, 2008.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, EASEMENTS, AND TRACTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THE PUBLIC EASEMENTS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "NORTHGATE PLAZA FILING NO. 2", EL PASO COUNTY, COLORADO. TRACT B IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS AS ADDITIONAL RIGHT-OF-WAY FOR PUBLIC USE.

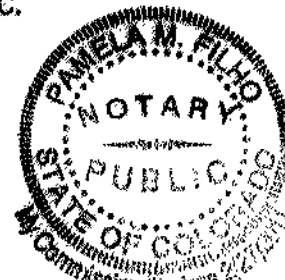
OWNER:

THE AFOREMENTIONED, NORTHGATE PROPERTIES, LLC, BY GARY ERICKSON, MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS 22 DAY OF May 2008 A.D.

GARY ERICKSON
MANAGER, NORTHGATE PROPERTIES, LLC.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May 2008 A.D., BY GARY ERICKSON OF NORTHGATE PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 2-27-2011

Pamela Felts
NOTARY PUBLIC

OWNER:

THE AFOREMENTIONED, EXECUTIVE CUSTOM CONSTRUCTION, INC., BY GARY ERICKSON, PRESIDENT, HAS EXECUTED THIS DOCUMENT ON THIS 22 DAY OF May 2008 A.D.

GARY ERICKSON
PRESIDENT, EXECUTIVE CUSTOM CONSTRUCTION, INC.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May 2008 A.D., BY GARY ERICKSON OF EXECUTIVE CUSTOM CONSTRUCTION, INC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 2-27-2011

Pamela Felts
NOTARY PUBLIC

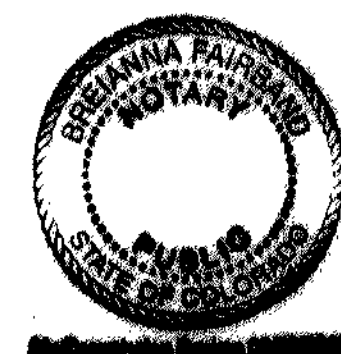
LENDER:

THE AFOREMENTIONED, TIER-ONE BANK, BY JOHN ROBBINS, VICE-PRESIDENT, HAS EXECUTED THIS DOCUMENT ON THIS 22 DAY OF May 2008 A.D.

JOHN ROBBINS
VICE-PRESIDENT, TIER-ONE BANK

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May 2008 A.D., BY JOHN ROBBINS OF TIER-ONE BANK.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 03-23-2010

Buiana Fairbank
NOTARY PUBLIC

EASEMENTS:

ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT SIDE EASEMENT AND A SEVEN (7) FOOT REAR EASEMENT FOR PUBLIC UTILITY PURPOSES. ALL OTHER EASEMENTS ARE AS SHOWN HEREON.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JAMES L. SINCOVEC, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James L. Sinovec
REGISTERED LAND SURVEYOR
COLORADO P.L.S. NO. 17502
5-27-08

JAMES L. SINCOVEC, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 17502
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT FOR "NORTHGATE PLAZA FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

Paul J. Latta May 20, 2008
DIRECTOR OF CITY PLANNING DATE
David Latta 5-30-08
CITY ENGINEER DATE
Kathleen Hufnagel 6/2/08
CITY CLERK DATE

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:37 O'CLOCK P.M., THIS 4th DAY OF June 2008 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 208912817 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: \$1 ROBERT C. BALINK, RECORDER

FEE: \$20
BY: *Robert C. Balink*
DEPUTY

FEES:
SCHOOL FEE: N/A
BRIDGE FEE: PER ORIG. SUB
PARK FEE: N/A
DRAINAGE FEE: PER ORIG. SUB

REVISIONS NO.	DESCRIPTION	DATE
1	REVISION PER CITY COMMENTS	3-19-08

EDWARD-JAMES SURVEYING, INC.
2764 JANITELL ROAD
COLORADO SPRINGS, COLORADO 80906
PHONE: (719) 576-1216 FAX: (719) 576-1206

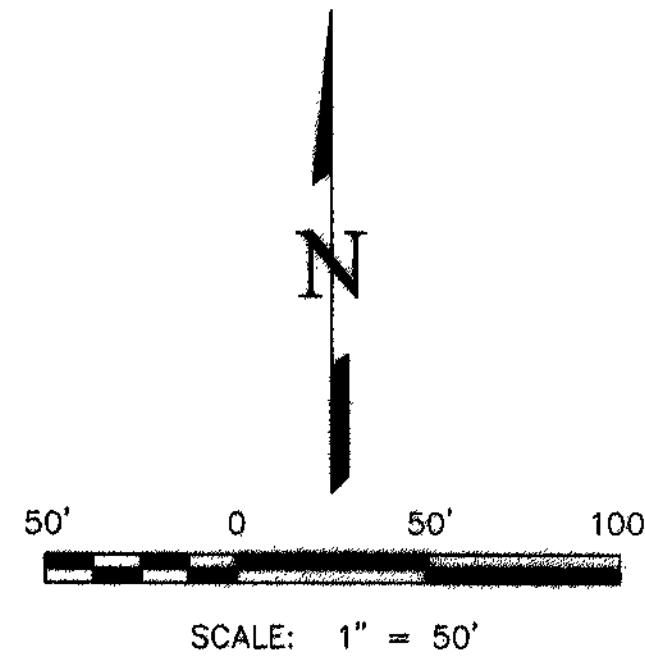


NORTHGATE PLAZA FILING NO. 2
A REPLAT OF LOTS 1, 3, AND 4, NORTHGATE PLAZA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	PJH
H-SCALE	N/A
JOB NO.	631.02
DATE CREATED	02/20/08
DATE ISSUED	05/21/08
SHEET NO.	1 OF 2

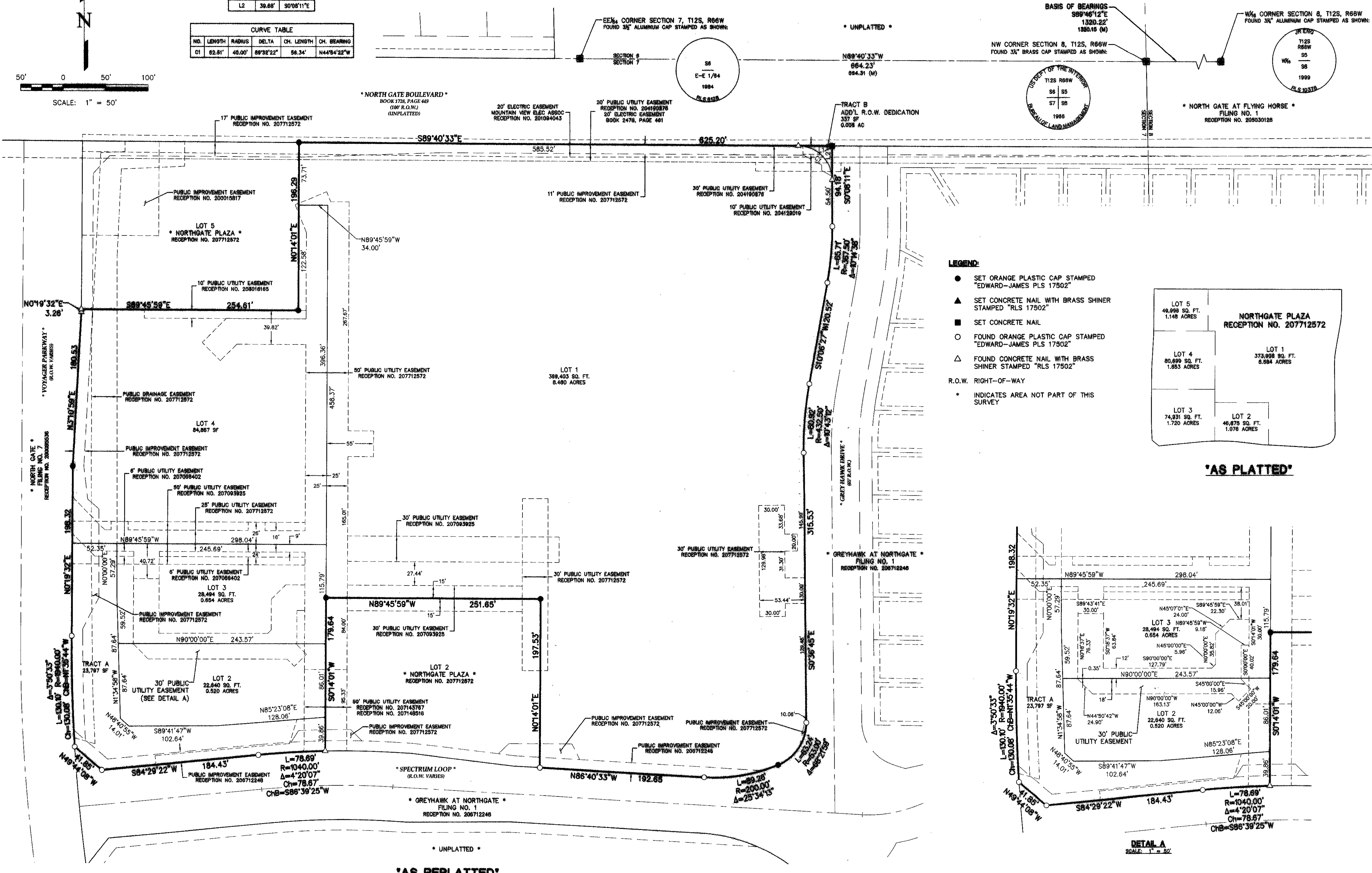
NORTHGATE PLAZA FILING NO. 2

A REPLAT OF LOTS 1, 3, AND 4, NORTHGATE PLAZA

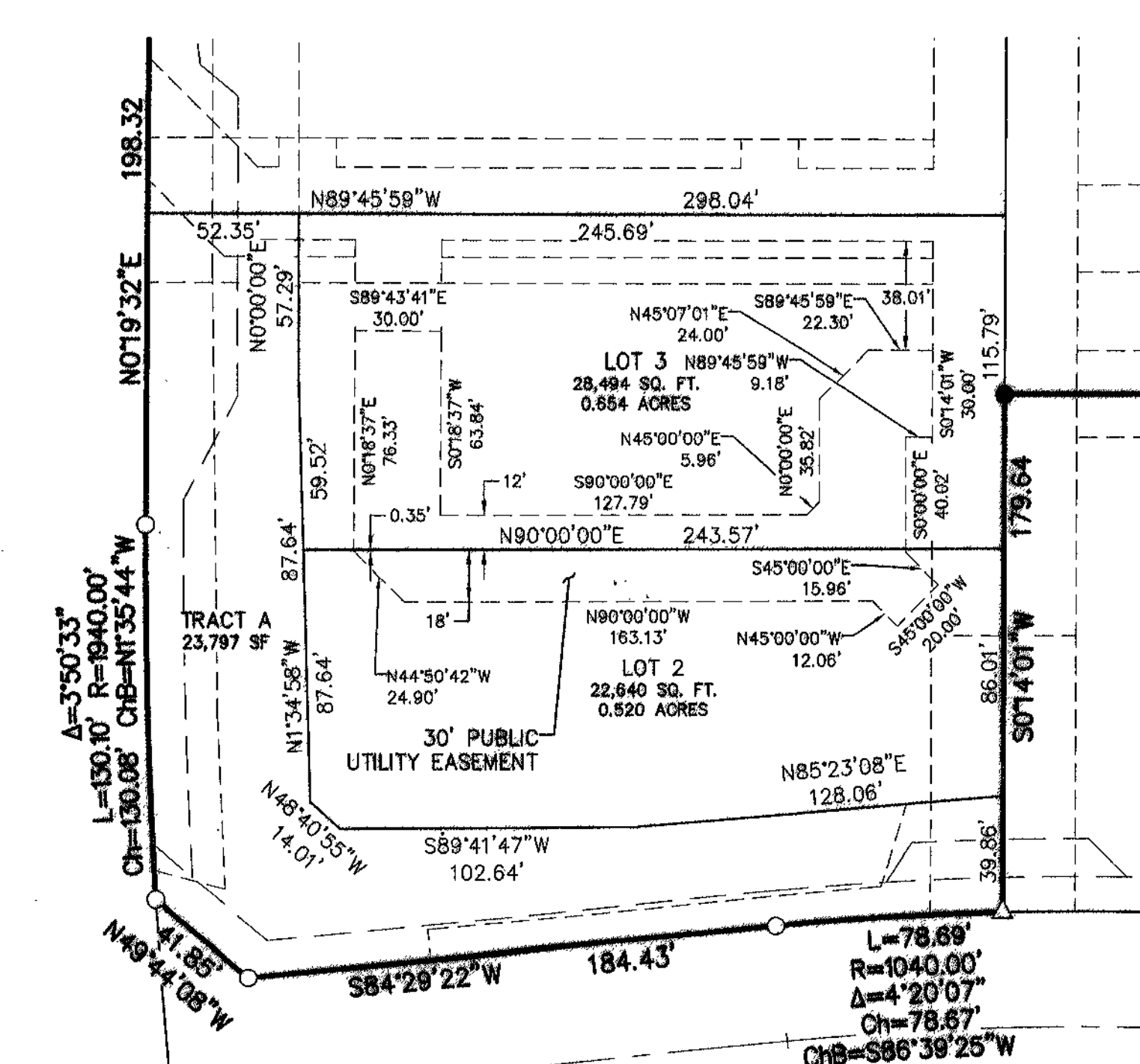
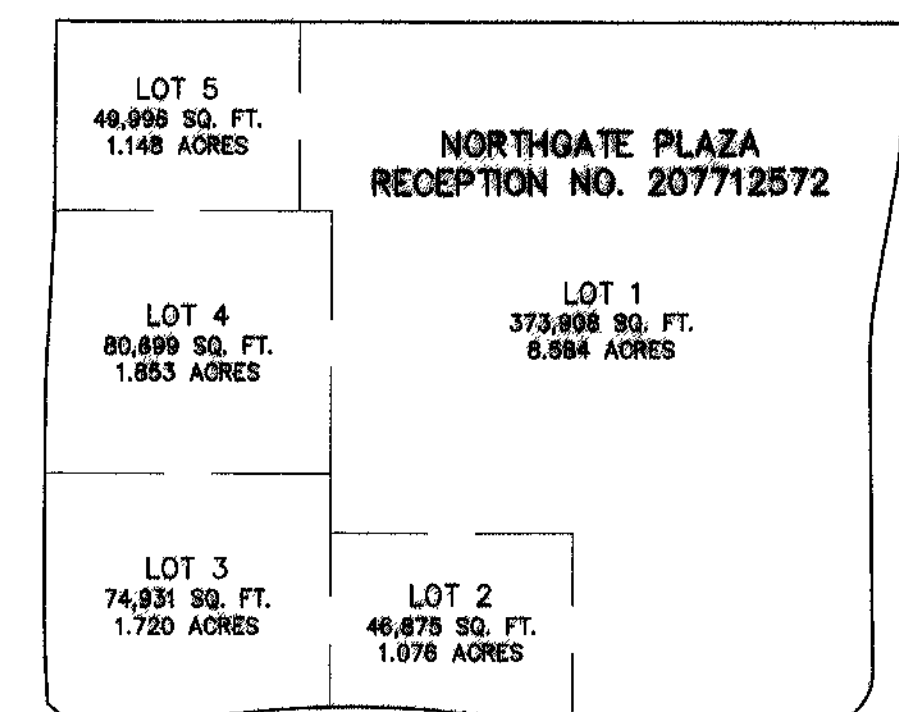


LINE TABLE					
LINE NO.	LENGTH	BEARING			
L1	39.68'	S89°40'33"E			
L2	39.68'	S0°08'11"W			

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C1	62.81'	40.00'	89°32'22"	56.34'	N44°49'22"W



- LEGEND:**
- SET ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
 - ▲ SET CONCRETE NAIL WITH BRASS SHINER STAMPED "RLS 17502"
 - SET CONCRETE NAIL
 - FOUND ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
 - △ FOUND CONCRETE NAIL WITH BRASS SHINER STAMPED "RLS 17502"
- R.O.W. RIGHT-OF-WAY
- * INDICATES AREA NOT PART OF THIS SURVEY



'AS REPLATTED'

DETAIL A
SCALE: 1" = 50'

REVISIONS	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	3-19-08
2	ADD UTILITY EASEMENT TO LOTS 2 & 3	4-25-08

EDWARD-JAMES SURVEYING, INC.

2764 JANTELL ROAD
COLORADO SPRINGS, COLORADO 80906
PHONE: (719) 576-1216 FAX: (719) 576-1206

NORTHGATE PLAZA FILING NO. 2
A REPLAT OF LOTS 1, 3, AND 4, NORTHGATE PLAZA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	PJH
H-SCALE	1" = 50'
JOB NO.	631.02
DATE CREATED	02/20/08
DATE ISSUED	05/21/08
SHEET NO.	2 OF 2